THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

BOOK 10205 PG 123

ADDRESS NEW OWNER:
Fran Vargas, Trustee
3064 Reelfoot Drive
Nashville, Tennessee 37214

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 96-9
Parcel 169

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Eddis V. Sells, a widow,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Fran Vargas and Ray Sells, Co-Trustees with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary,** hereinafter called the Grantees, their successors and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 13 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 112 feet on the westerly margin of Kent Road and extends back between lines 179.2 feet on the southerly line and 126.0 feet on the northerly line to a dead line in the rear on which it measures 96 feet.
>
> Being the same property conveyed to Howard C. Sells and wife, Eddis V. Sells, by deed from Charles A. Settles, Sr., and wife, Rachael C. Settles, as of record in Book 3703, page 247, Register's Office for Davidson County, Tennessee. The said Howard C. Sells is deceased and the Grantor is the surviving tenant by the entireties.
>
> This is improved property known as 804 Kent Road, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of ~~July~~ August, 1996.

E. W. S

Eddis V Sells
EDDIS V. SELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddis V. Sells, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 1996.

NOTARY PUBLIC

ROY STARTUP, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

AFFIANT

Subscribed and sworn before me this 2nd day of July, 1996.

NOTARY PUBLIC

ROY STARTUP, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

My Commission Expires:

0229974
IDENTIF. & REFERENCE

96 SEP 27 AM 9:19
REGISTER
DAVIDSON COUNTY, TN.

3510 09/27 0101 03CHECK 8.00